

Undeveloped Residential Areas
Tierrasanta Community Plan

2

FIGURE



HOUSING

EXISTING CONDITIONS

Since 1970, Tierrasanta has been one of the fastest growing communities in San Diego. The population has grown from 173 persons in 1970 to approximately 24,000 in September 1980. The number of housing units has increased to approximately 7,350 during this period.

Murphy Canyon, the southwest sector of Tierrasanta, accommodates a Naval housing development providing moderate cost rentals to Navy personnel. The 2,321 units are predominantly duplex, triplex and fourplex units, but also include 250 single-family units. The overall housing density is approximately five dwelling units per net acre. These units constitute one-third of the Tierrasanta housing stock and nearly half of the Navy housing units in all of San Diego. The remainder of residential Tierrasanta is a combination of traditional subdivisions and planned residential developments. The mixing of these two types of housing, in conjunction with the undeveloped canyons which penetrate the area, gives Tierrasanta the appearance of several separate neighborhoods joined together to form a larger community. Two-thirds of the approximately 5,000 dwelling units within this subarea are single-family and one-third is multifamily. Densities range from five to 14 du/net acre, with an average density of approximately seven du/acre.

GOAL

TO PROVIDE A WIDE VARIETY OF ENVIRONMENTALLY SENSITIVE HOUSING TYPES FOR PEOPLE OF ALL INCOME LEVELS, FAMILY SIZES AND RACIAL AND ETHNIC COMPOSITION.

OBJECTIVES

- Continue a balanced community in terms of housing types and costs.
- Accommodate gradual residential development to ensure the concurrent provision of adequate community facilities.
- Preserve open space through the use of cluster housing development in and around canyon areas.
- Encourage development to maintain the natural topography of the area.

PROPOSALS

Density

The Tierrasanta community should continue to be a relatively low-density area. However, it is proposed that a variety of housing types be encouraged to develop within the community. The proposed average densities include low-density (five to ten du/net acre) and low-medium density (ten to 15 du/net acre). These will allow for the development of single-family homes, condominiums, townhouses and apartments. This variety in residential types can accommodate a wide choice of lifestyles appealing to many segments of the population.

Those areas designated Low-Medium Density are more convenient to collector or major streets and in close proximity to schools, parks, shopping and transit. In areas of steep topography, the application of this higher density is in conjunction with the clustered development concept, whereby units will be clustered onto the more level areas, while the hillsides and canyons are designated as open space.

The low-density areas are generally more isolated from community facilities and services.

Site Design

A variety of housing styles and types should be provided through the use of Planned Residential Development (PRD) procedures. Sensitivity to the hillside topography is particularly important in Tierrasanta, since most areas are sloping and some areas are quite steep. The **Urban Design Element** of this Plan provides specific design techniques to be used in the various parts of the community.

Phasing

It is projected that housing construction in Tierrasanta will average approximately 150 to 200 units per year. The 2000 population is projected to be approximately 35,000 housed in 10,400 dwelling units.

The construction of dwelling units should be phased with the development of adequate community services consistent with Council Policy 600-10. Particular attention should be given to the provision of adequate recreational facilities.

Balanced Communities

The City's Progress Guide and General Plan and Council Policy 600-19 advocate socially, racially and economically balanced communities. The purpose of this policy is to ensure nondiscrimination in housing and to provide a wide choice of housing types in all areas of the City. Fiscal advantages also result, in that large concentrations of lower-income housing can lead to blight and a weakening of the tax base in a particular area in the City.

A program of potentially major significance in the provision of low- and moderate-income housing is the City's implementation of Assembly Bill 1151. This state assembly bill is intended to provide incentives for the provision of low- and moderate-income housing. The bill provides the mechanism for a 25 percent increase in maximum permitted densities where a project includes at least 20 percent of its units for low- and moderate-income persons or families. This density bonus provision would result in the comparative densities indicated below:

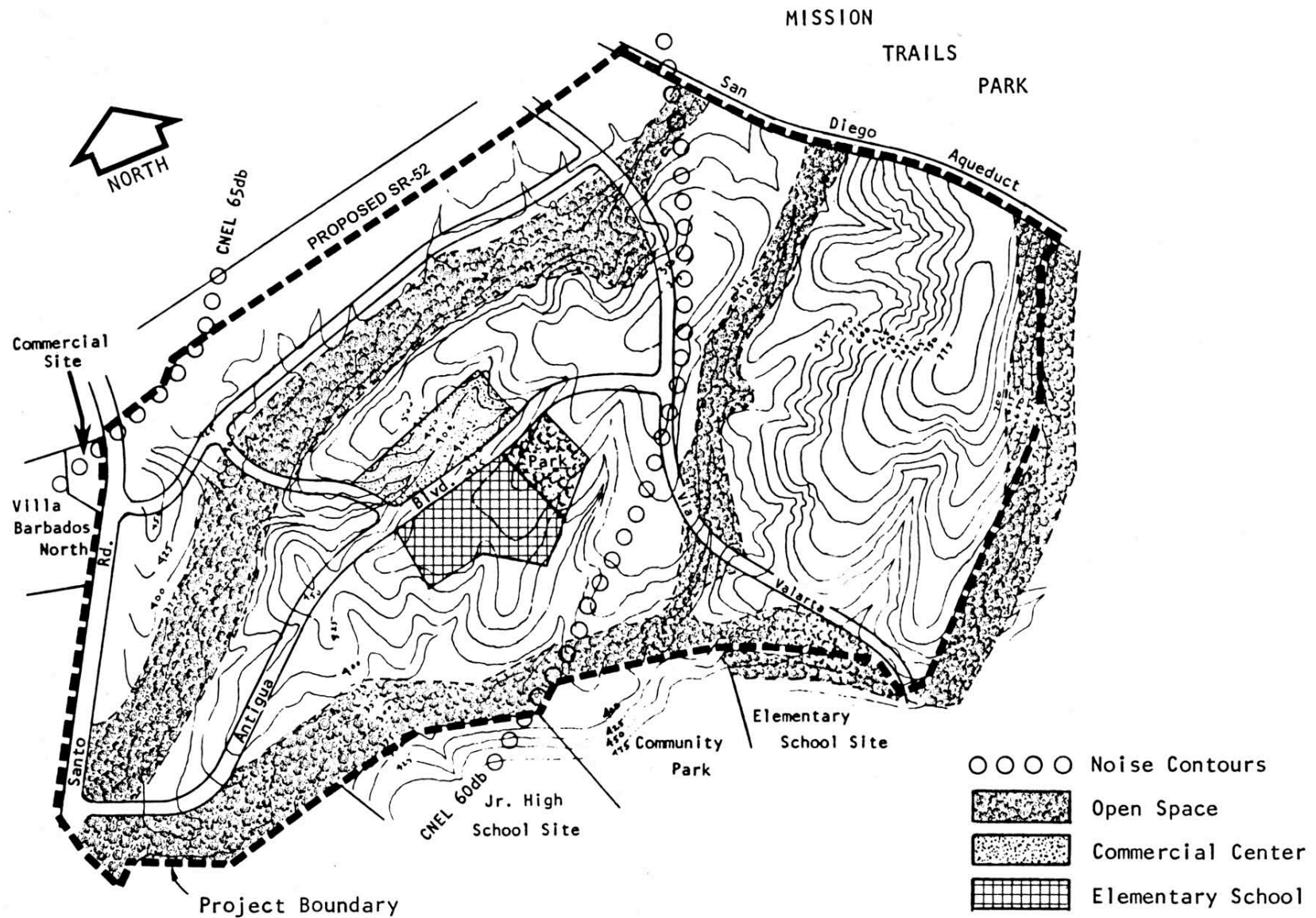
DENSITY BONUS PROVISIONS

ZONE		PRE-BONUS	WITH 25% BONUS
(Plan Density)		Maximum Dwelling Units Per Net Acre	Maximum Dwelling Units Per Net Acre
R-1-5	(5-10)	8.7	10.9
R-2	(10-15)	14.5	18.2
R-2A	(15-30)	29.0	36.3

Also consistent with Council Policy 600-19, there should be no expansion of Navy housing in Tierrasanta outside of the existing Murphy Canyon project. Like any other specialized housing type, efforts should be made to disperse Navy housing throughout the region. Although the Navy housing population is relatively balanced with regard to income and ethnic composition, it typically has a large number of children and young adults. The frequent absence of male household heads is also a distinctive characteristic. The high concentration of Navy families in one community not only amplifies this imbalance, but also tends to isolate Navy families from the mainstream of the community. The fiscal impact of very large Navy housing projects is also a concern, in that such projects typically require the construction, operation and maintenance of new facilities. Small, scattered projects, on the other hand, could more often be serviced by existing facilities.

Specific Site Proposals

Areas yet to be developed include: 1) Tierrasanta Norte, located north of Clairemont Mesa Boulevard and east of Santo Road; 2) Regency Hill, northeast of I-15 and Friars Road; and 3) several phases of El Dorado, located east of Admiral Baker Field.



Tierrasanta Norte
Tierrasanta Community Plan

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FIGURE

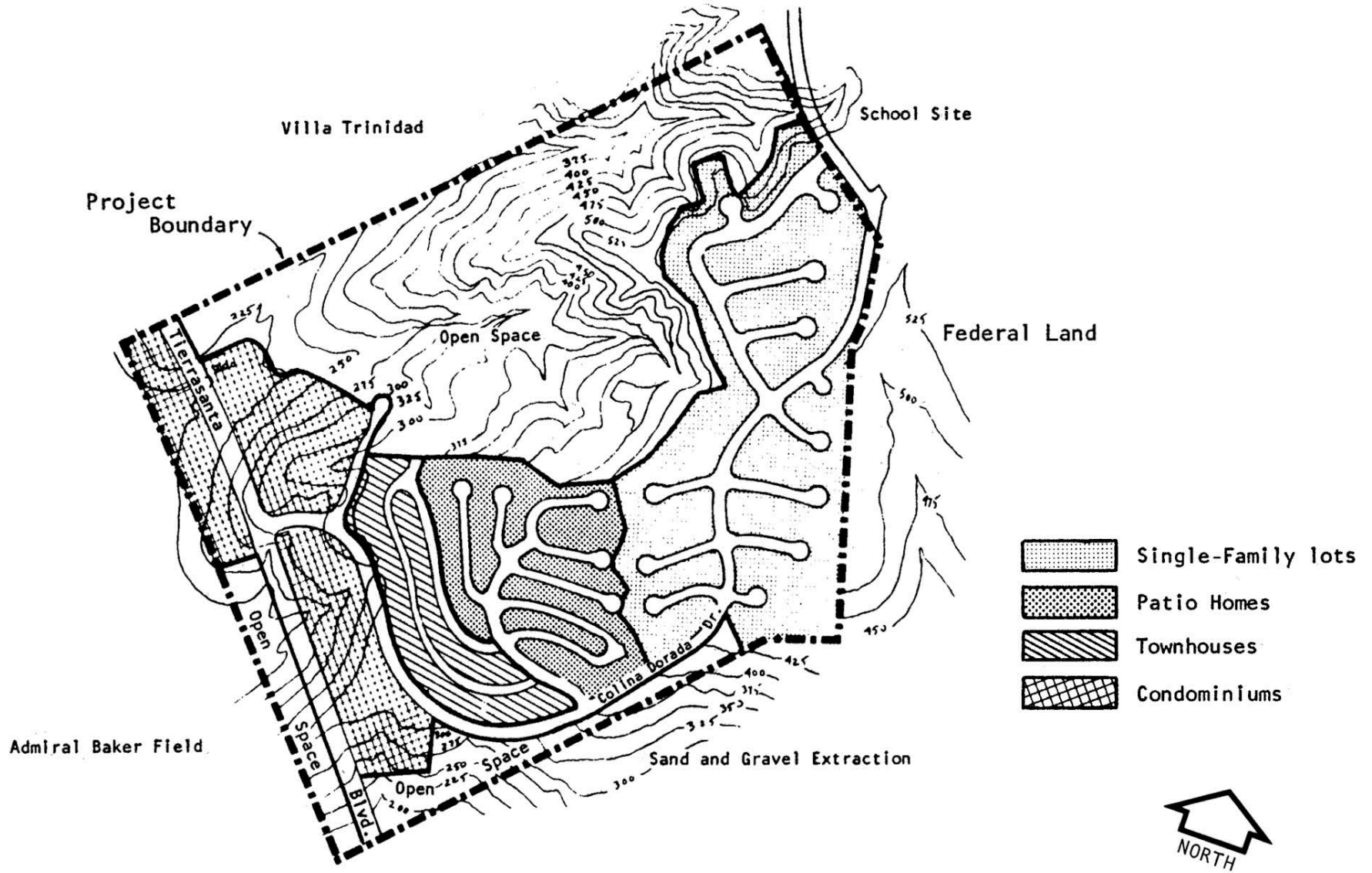


1. Tierrasanta Norte (**Figure 3**)

A wide range of housing types will be included in this area, designated Low-Medium Density on the Community Plan Map. The approximately 430 acres includes 80 acres of designated open space, a 14-acre elementary school site and a six-acre neighborhood park site. The remaining 330 acres includes approximately 2,100 dwelling units, or about seven units per net acre. Residential use allocations can include certain nonresidential uses such as church sites, private recreational facilities and private daycare centers. These nonresidential activities are subject to Planning Director Review under a Planned Development Permit, using Conditional Use permit guidelines.

Other elements of this Plan contain proposals for this area, including the **Open Space, Urban Design, Transportation** and **Social Environment Elements**. The **Urban Design Element** in particular contains numerous proposals to deal with the relationships between the different proposed development components, and the relationship of these components to the natural environment and to the adjacent Mission Trails Regional Park.

Noise Impacts from Miramar Naval Air Station to the north affect this area. All projects should undertake a noise analysis to ensure interior noise levels consistent with state insulation requirements.



El Dorado Hills
Tierrasanta Community Plan

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FIGURE

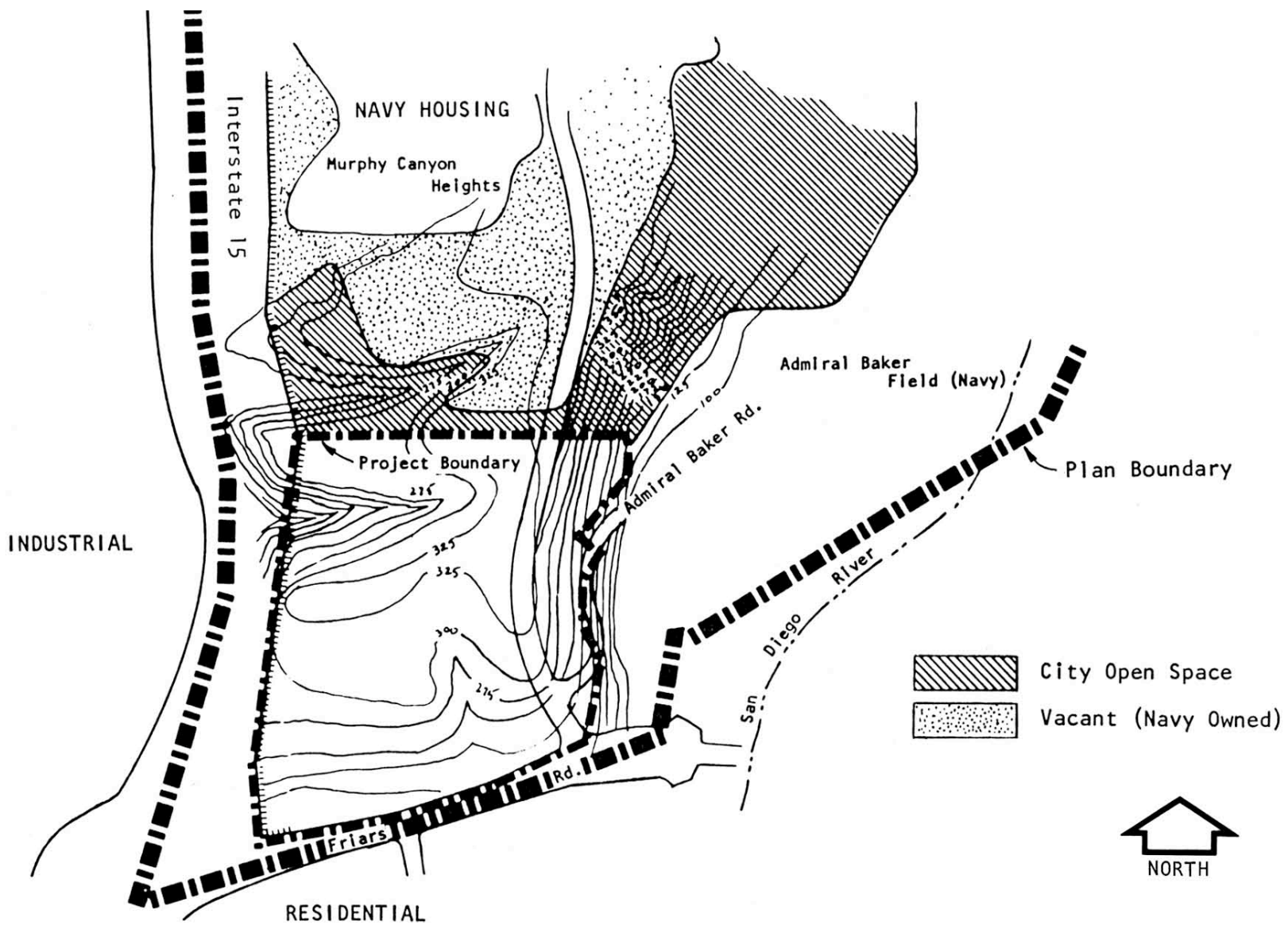


2. El Dorado (**Figure 4**)

This area is designated Low-Density Residential. The unbuilt portion of the El Dorado Planned Residential Development (PRD) shows additional single-family units, townhomes and condominiums. The 1,051 proposed housing units will yield an overall density on the developable area of approximately seven du/net acre, with an additional open space area of approximately 75 acres.

Any amendment to the PRD could adjust the number of units up or down within the five to ten unit per acre density range. However, due to topographic and soil limitations on the site, it is recommended that the proposed 1,051 units not be exceeded. In addition, no reduction to the proposed open space area should be allowed.

Components of this development are discussed in other elements of this Plan, in particular the **Urban Design Element**.



Regency Hill
Tierrasanta Community Plan

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 FIGURE

3. Regency Hill (**Figure 5**)

This area consists of approximately 78 net acres, 68 acres of which are considered developable. A residential development of low-medium density should be allowed to develop here. At 15 units per acre, this would allow up to 1,000 units to develop in this area.

Due to the unique characteristics of this property, it may be able to develop at a higher density than other areas of Tierrasanta. It is in an isolated corner of the community, surrounded by a highway, a prime arterial and a major street. Across Friars Road to the south is a significant area of medium-density development, with up to 29 units per acre.

This area is also unique due to its prominent hilltop location. It would therefore be advantageous to utilize the PRD procedure to ensure an attractive, sensitive development which is appropriate for the site characteristics. This area should therefore be granted a five unit per acre density bonus if a PRD is approved. This bonus would allow up to approximately 1,500 units. Major circulation improvements would be necessary to utilize this bonus.